



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** August 11, 2014

**LAND USE NUMBER:** LUA14-001040, ECF, PP

**PROJECT NAME:** Valley Vue Preliminary Plat

**PROJECT DESCRIPTION:** The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. The 2.29-acre site is located within the Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on this parcel that gain access to the site from Talbot Road South and are part of the Black River Basin. The single family house located at 3106 is connected to city water and sewer and will remain and be incorporated into the subdivision as Lot no. 9, while the house located at 3112 is on a septic system and will be demolished. Together the nine (9) residential lots would result in a density of 4.52 du/ac. Residential lot sizes range from 4,502 sf to 18,169 sf with an average lot size of 7,954 sf. In addition to the 9 residential lots, four (4) tracts are proposed for access roads, sensitive areas, and stormwater detention. The eight (8) new residential lots will be served from Winsper Division No. 1 Subdivision (Tract G and Tract H) via two dedicated ingress/egress easement areas of 24 feet in width through the development onto S 32nd Place. There are 142 significant trees on the site and the applicant is proposing to retain 27 original trees. A detention vault in the westerly portion of the site is proposed within Tract D which would discharge into the existing conveyance system on the east side of Talbot Road. The applicant has submitted a Critical Areas Report, Preliminary Technical Information Report, and a Geotechnical Engineering Report with the application. The site contains a Category 2 wetland in the far eastern portion of the site. No impacts to critical areas onsite are proposed and existing slopes on the site average roughly 6%.

**PROJECT LOCATION:** 3106 and 3112 Talbot Road S

**OPTIONAL DETERMINATION OF NONSIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Nonsignificance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** August 1, 2014

**NOTICE OF COMPLETE APPLICATION:** August 11, 2014

**APPLICANT/PROJECT CONTACT PERSON:** Jon W. Nelson, Land Development Advisors, LLC

**Permits/Review Requested:** Environmental (SEPA) Review and Preliminary Plat

**Other Permits which may be required:** Stormwater Discharge from DOE, Building, Construction, and Fire

**Requested Studies:** Geotechnical Engineering Study, Technical Information Report (TIR), and Critical Areas Study

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Valley Vue Preliminary Plat /LUA14-001040, ECF, PP

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	Public hearing is tentatively scheduled for <b>October 7, 2014</b> before the Renton Hearing Examiner in Renton Council Chambers at <b>12:00 pm</b> on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW:	
Zoning/Land Use:	The subject site is designated Residential Single Family (RS) on the City of Renton Comprehensive Land Use Map and Residential-8 dwelling units per net acre (R-8) on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, <b>RMC 4-2. 4-3, 4-4; 4-6; 4-7; 4-9; and 4-11</b> and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measure will likely be imposed on the proposed project. This recommended Mitigation Measure address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> <li>▪ <i>The applicant shall comply with the recommendations included in the Geotechnical Engineering Study, prepared by Geotech Consultants, Inc., dated May 27, 2014.</i></li> </ul>

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 25, 2014. This matter is also tentatively scheduled for a public hearing on October 7, at 12:00 pm, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: [cclose@rentonwa.gov](mailto:cclose@rentonwa.gov)

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

